

BOARD OF ALDERMEN

ITEM NO. E(3)

AGENDA ITEM ABSTRACT

MEETING DATE: December 7, 2004

TITLE: Presentation of Preliminary Study to Place a Parking Deck on Town Parking Lot

DEPARTMENT: Community and Economic Development	PUBLIC HEARING: YES or <u>NO</u>
ATTACHMENTS: A. Resolution B. Letter and Sketch from Michael Hining	FOR INFORMATION CONTACT: James R. Harris, 918-7319 Steve Stewart, 918-7315

PURPOSE: The purpose for this item is to share with the Board of Aldermen information requested by the Board on the proposed parking structure for the Town-owned lot on the corner of Greensboro and Weaver Streets to be expanded to potentially add parking spaces in the downtown.

INFORMATION:

Due to the decline in the number of public parking spaces in the downtown, the Board has charged the Town Manager and the Economic Development Director with the responsibility of exploring alternative parking opportunities for downtown. One alternative explored at the request of the Board of Aldermen is the possibility of constructing a parking structure on the property owned by the town on the corner of Greensboro and Weaver Streets.

The parking lot is currently a surface parking lot with parking for 36 cars. The lot is one of two primary parking lots that support the Recreation and Police Departments, Century Center and the Cybrary. The parking capacity in the two lots does not sufficiently provide for the parking need associated with the above referenced uses.

The town has leased up to six parking lots in the downtown to support town and public parking needs. The town purchased the Rosemary Street parking lot and the Trading Post lot was sold by the owner to Runyun Woods, David Jesse and Johnny Morris. The new owners of the Trading Post lot have indicated a willingness to work with the town in developing new parking on the Trading Post property. This cannot happen until they decide what uses they will have in their building. The Town currently leases four parking

Michael Hining of Michael Hining Architects was hired by the town to explore the possibility of doubling the current capacity of the parking lot on the corner of Greensboro and Weaver. The architect studied the possibility of increasing parking on the property by building a two story parking facility. It was determined that a two story structure can be

constructed to house 78 cars, including handicapped accessible spaces. The structure will be approximately 13,250 sq. feet per level. The construction will cost an estimated \$50.00 per square ft. This translates to a building cost in the neighborhood of \$1,325,000 or \$17,000 per parking space. The town may increase the number of parking spaces that could be constructed on the property if the property were reconfigured by adding additional land on the western property line. Additional land would allow for an internal ramp to be constructed that would in turn allow for additional levels of parking with in the structure.

FISCAL IMPACT:

It would cost \$1,325,000 to construct this facility on the Town of Carrboro property.

STAFF RECOMMENDATION:

That the Board receive the report and offer staff further guidance.